| 149.0 | 0003 | 0018.B | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,055,600 / 1,055,600 |
| | | | | | USE VALUE: | 1,055,600 / 1,055,600 |
| | | | | | ASSESSED: | 1,055,600 / 1,055,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 73 | | SCHOOL ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MORRISON CHRISTOPHER JAMES |
| Owner 2: | MORRISON PHILIPPA JANE REEDER |
| Owner 3: | |
| Street 1: | 73 SCHOOL ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BARANOFF MARK A - |
| Owner 2: | BARANOFF-MUMFORD SUCHITRA - |
| Street 1: | 73 SCHOOL ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 8,373 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1957, having primarily Vinyl Exterior and 2653 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 7 | Steep |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8373.000 | 585,800 | | 469,800 | 1,055,600 |
| Total Card | 0.192 | 585,800 | | 469,800 | 1,055,600 |
| Total Parcel | 0.192 | 585,800 | | 469,800 | 1,055,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.89 | /Parcel: 397.8

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 98110 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/12/18 |

!11645!

## PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0018.B

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 585,400 | 0 | 8,373. | 469,800 | 1,055,200 | 1,055,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 448,300 | 0 | 8,373. | 469,800 | 918,100 | 918,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 430,700 | 0 | 8,373. | 416,100 | 846,800 | 846,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 430,700 | 0 | 8,373. | 349,000 | 779,700 | 779,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 430,700 | 0 | 8,373. | 349,000 | 779,700 | 779,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 380,300 | 0 | 8,373. | 302,000 | 682,300 | 682,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 380,300 | 0 | 8,373. | 292,000 | 672,300 | 672,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 380,300 | 0 | 8,373. | 277,900 | 658,200 | 658,200 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:47:20 |

## LAST REV

| Date | Time |
|---|---|
| 06/11/18 | 09:33:29 |
| apro | |
| 11645 | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BARANOFF MARK A | 1513-128 | | 8/16/2017 | | 952,000 | No | No | | |
| KOLBECK ROLAND | 1339-109 | | 6/27/2007 | | 715,000 | No | No | | |
| HESS JOHN | 1209-171 | | 8/18/1999 | | 312,500 | No | No | | |
| HESS CLORINDA | 1132-29 | | 9/8/1994 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/3/2006 | 331 | Addition | 105,000 | C | | G7 | GR FY07 | ADD 2ND FLR |
| 4/18/2002 | 298 | Redo Bas | 46,000 | C | | G4 | GR FY04 | BSMT GAR TO LIVING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/12/2018 | Inspected | BS | Barbara S |
| 4/18/2018 | MEAS&NOTICE | CC | Chris C |
| 1/30/2018 | SQ Returned | MM | Mary M |
| 1/20/2009 | Measured | 336 | PATRIOT |
| 12/3/2008 | MLS | MM | Mary M |
| 8/9/2007 | MLS | HC | Helen Chinal |
| 4/10/2000 | Inspected | 264 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |
| 11/18/1999 | Measured | 263 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 98110 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8373 | | Sq. Ft. | Site | | 0 | 70. | 0.80 | 8 | | | | | | | | | 469,832 | | | | | | 469,800 | |

Total AC/HA: 0.19222 | Total SF/SM: 8373 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 469,832 | Spl Credit | Total: 469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 9 - Contemporary | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1957 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 3 - Hardwood | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 2 - Good | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.20880795 |
| Const Adj.: | 1.08181596 |
| Adj $ / SQ: | 163.463 |
| Other Features: | 111181 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 656707 |
| Depreciation: | 70924 |
| Depreciated Total: | 585782 |

## COMMENTS

OF=SINK IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

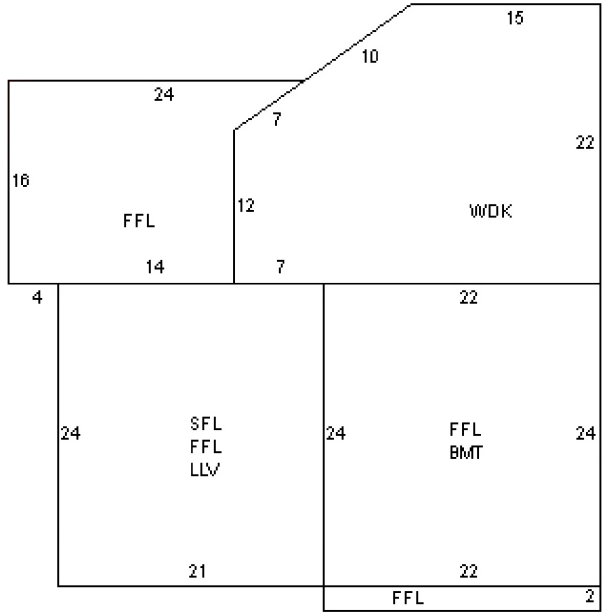
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 10 | 3 | 1 |
| Totals | | | |
| 1 | 10 | 3 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,375 | 163.460 | 224,762 |
| WDK | Deck | 568 | 8.400 | 4,769 |
| BMT | Basement | 528 | 93.170 | 49,196 |
| LLV | Lower Level | 504 | 139.760 | 70,440 |
| SFL | Second Floor | 504 | 163.460 | 82,386 |

| Net Sketched Area: | 3,479 | Total: | 431,553 |
|---|---|---|---|
| Size Ad | 1879 | Gross Are | 3479 | FinArea | 2653 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 75 | G | |
| LLV | 100 | GFB | 75 | G | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | 1.00 | Before Depr: | 197.79 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 168.38 |
| Final Total: | 585800 | Val/Su SzAd | 311.76 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

149.0-0003-0018.B

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X10 | A | AV | 2004 | 0.00 | T | 12 | 101 | | | | | | |
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 2001 | 0.00 | T | 14.4 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|